

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Walnut Grove

Other names/site number: Walnut Grove Stock Farm (DHR File No. 136-0404)

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1001 Rosser Avenue

City or town: Waynesboro State: VA County: N/A

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local
Applicable National Register Criteria:

 A B x C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing 1	Noncontributing 0	buildings
3	0	sites
0	0	structures
0	0	objects
4	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE: Limestone, METAL: Tin,
ASPHALT, CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located in the City of Waynesboro, Virginia, Walnut Grove is a hall/parlor plan dwelling that was constructed ca. 1808 after Benjamin Stuart inherited the property from his father, Benjamin Stuart.¹ Located in a suburban setting, approximately two acres remain with the house that includes three contributing sites associated with domestic activities; a springhouse, kitchen, and smokehouse. The house is a brick, two-story, three-bay, single-pile, side-gable building with a central entrance. It includes two telescopic or lateral additions both constructed prior to 1850. Ghost marks indicate a full-width one-story porch was located on the façade. The main block of the house exhibits Federal-style details including a Flemish-bond façade, molded brick cornice, gable-end chimneys, twelve-over-twelve, double-hung, wooden sash windows with jack arches and pegged frames, a six-panel door with a four-light transom above. On the interior an enclosed stair, carved mantels, grained doors, chair railing, and cyma-molded trim are among the notable original elements. A paneled overmantel is located in the smaller room on the first floor, a rare example in Augusta County.²

The first addition retains a portion of its Federal-style trim at doorways and surrounding the fireplace and exhibits trim details associated with the Greek Revival style such as symmetrical molded window trim surrounding two-over-two, double-hung sash. The second addition was remodeled in the early-twentieth

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century as a kitchen/pantry although some examples of original trim remain. In the mid-twentieth century, an addition at the rear of the oldest portion of the house added the dwelling's only bathroom.

Narrative Description

Site/Landscape Features

A small creek, known now as Pratt's Run, but noted as Silver Creek on the 1885 *Atlas of Augusta County* by Jedediah Hotchkiss, borders the Walnut Grove property on the west. Rosser Avenue (formerly Stuarts Draft Highway) State Route 340 forms the southern boundary of the property and Northgate Avenue, a secondary road that leads into the Pratt's Woods subdivision, forms the eastern boundary. A small concrete drainage culvert forms the northern boundary.

The dwelling is located at the highest point on the two-acre parcel. A gravel driveway leads to the front of the house from Northgate Avenue. A portion of the current driveway is shown in a late-nineteenth-century image and shows that the driveway originally extended past the side of the house and beyond a gate. A secondary entrance was located on Rosser Avenue but is not currently in use. Throughout the lawn that surrounds the house are numerous site trees.

Exterior of Main House

Walnut Grove is a three-bay, two-story, hall/parlor plan house with two telescopic/lateral wings. The main block has a standing-seam metal, side-gabled roof, with one interior and one (partially) exterior chimney. The house is constructed of brick, with a Flemish-bond façade and three-course American-bond rear and side walls. A molded brick cornice is located under the eaves on the front and rear elevations. It shows evidence of a darker red wash not seen on the rest of the brick.

South Elevation (Façade)

The facade is almost symmetrical, with openings on the first and second floors aligned. The larger space between the east window and the corner of the house and the east window and the middle window relate to the hall/parlor plan and the location of the stair and door in the larger room to the east.

In the central bay of the façade is a six-panel door, above which is a four-light transom and a jack arch. The molded door frame is of pegged construction. On the interior, the door is reinforced with diagonal boards.

Most of the original wood windows remain on the façade and are twelve-over-twelve, double-hung sash with jack arches above the openings on the first floor. The windows on the second floor are nine-over-nine, double-hung, wooden sash with no arches or decorative lintels. Simple, pegged, architrave molding frames the windows.

North Elevation

On the rear elevation of the main block original openings are located in the east and west bays and there is no evidence to suggest that openings existed in the central bay. The second-floor window openings retain their original six-over-six, double-hung wood sash. On the first floor, the window opening in the east bay is missing its window and there is a row of headers above the jack arch. An early-twentieth-century bathroom addition covers the west bay opening.

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Also on the rear elevation is a vertical row of header bricks that protrude from the wall plane and a horizontal wooden lintel between brick courses. This arrangement may indicate an original one-story rear ell in this location that was removed at an earlier date.

A one-story, one-bay, running-bond brick addition is attached to the west bay on the first floor of the rear elevation. It was added in the mid-twentieth century and contains the only bathroom in the house. The hipped roof is clad in painted standing-seam metal. A flat-board cornice with minimal decoration meets the deeply overhanging eaves.

East and West Elevations

There are no openings on the east elevation of the original dwelling. A partially exterior chimney laid in three-course American bond continued from the wall coursing is the only feature on this elevation.

The west elevation is partially obscured by an addition. A four-light window is located at the attic level at the rear of the house between the chimney and the eave and appears to be original.

Interior of Main House

The basement of the main block of the house is accessible from a shed-roofed enclosure at the intersection of the west wall of the first addition and the south wall of the second addition. The basement for the main block extends only under the larger room. The vertical board door between the basement of the first addition and the basement of the main block is very wide and has numerous metal patches. A wooden lintel is located in the stone wall above the door and the door frame has simple flat board trim with a bead to the interior.

The foundation is constructed of uncoursed native limestone set in mortar that has been stuccoed/parged and whitewashed. There is a small rectangular window opening in the south wall just below the joists. The floor joists are logs that are oriented north-south/front-to-back, many retaining their original bark. A number of posts have been added overtime to provide additional support. There are no fireplace openings in this room consistent with the existence of a separate kitchen outbuilding in close proximity to the house. Although the floor is now covered in dirt, there is evidence of a brick floor underneath.

In Ann McCleary's survey of domestic resources in Augusta County, she classifies the plan of Walnut Grove as a two-room plan that, along with the I-house, was the most numerous in the survey. These two-room plans were the result of moving or omitting the service area seen in early post-medieval dwellings and usually were designed according to a hall/parlor plan.³ The three-bay façade, two end chimneys, masonry construction, and single-pile hall/parlor plan link this house to a building period of 1810 to 1850 in the Shenandoah Valley.⁴

On the first floor of Walnut Grove's main block, the entry and the stair are located in the larger "hall" room located to the west. This hall room has vertical board wainscoting below the chair rail on the south (front/façade) wall and on the plastered partition wall. The quarterturn stair is located along the rear and partition walls at the rear of the room and is enclosed past the landing. The stringboard on the open portion of the stair is decorated with simply carved scrollwork. The stair enclosure is constructed of wide vertical boards with a bead detail. Under the stairs, a six-panel door provides access to a storage area.

Original trim in the hall is simple with a molded Federal mantel shelf supported by paneled pilasters on tripartite bases. Below the entablature, a plain trim band is adorned with etched carving in a scroll design. Beaded plain baseboard, and simple molded chair rail, door and window frames complete the decorative finishes in this room. To the left (south) of the fireplace are remnants of a closet that was built in front of

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an opening that provided access to the landing for a double quarterturn stair in the first addition. A stair treatment similar to this is seen at Stuart House (132-0006), built by Benjamin Stuart's older brother, Archibald, c. 1791 in Staunton.

The hall connects to the smaller, more formally finished parlor through an opening under the stairs at the front of the room. Of special note is the three-part paneled overmantel with fluted pilasters, that rest on a molded mantel shelf, and within them a central crossseted frame. The baseboard in this room has a molded cap and base, and the window and door trim are consistent with that found in the hall. A Victorian-era picture molding encircles the room.

The ceiling plaster and trim are no longer extant in either the hall or parlor, a condition documented more than thirty years ago.⁵ In the parlor, under which there is no basement, the original wide board pine floors have been replaced with a more narrow pine strip flooring, both tongue-and-groove.

On the second floor, the stair and vertical board beaded partitions divide this level into two similarly sized chambers, each with a six-panel door to the hall and each with a fireplace. Trim finishes in both rooms are consistent with those found in the larger hall room on the first level, with the exception of mantel shelves and surrounds which are less detailed on this level. There is chair rail in the west room but not in the east room. Like the rooms below, the original plaster ceilings are no longer in place.

From the east room, a vertical board door in the partition wall opens to a later enclosed attic stair. Paint indicates that this door may have led to an earlier closet in this location. Roughly hewn pine logs are marked with Roman numerals and the rafters are assembled with pegged mortise-and-tenon construction. Numerous small nails in the roof decking provide evidence of the original wood shingle roof.

First Addition

The first addition was constructed soon after the main block and exhibits similar interior trim details. From the exterior, however, the original appearance of this lateral addition has been changed at least once. An illustration in the Atlas of Augusta County (Hotchkiss) published in 1885, shows this addition as a two-story ell. It is not likely that this condition ever existed as it would negate the original attic level window of the main block. There is also no sign of an extended foundation for the ell as shown extending in front of the wall plane of the original structure.

Instead, a photograph from the 1890s shows what is likely to be the original configuration of the first addition.⁶ Set back a brick width or two from the wall plane of the original house, a central door is flanked by two window openings. The angle of the image places a tree in front of the opening to the west of the door, which appears to be enlarged in comparison to the six-over-six window to the east of the door. A limestone foundation is also visible in this image. Three steps lead to the front door and a window in the basement is visible to the east (right) of the steps. Louvered double-leaf doors are open but the door in the opening cannot be seen.

The façade of the addition was changed between the 1890s and the next images of the house, taken as part of the WPA survey in 1936.⁷ Two symmetrically located triple-hung wooden sash windows replace the earlier three openings. The exterior wall appears to have been rebuilt at this time, using the original brick. The molded brick cornice, visible in the 1890 image was reinstalled over the new brick façade and the stained rowlock headers may have been reused as well. The 1936 image also shows an uncovered porch with a limestone foundation across this addition.

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On the rear elevation, this three-bay, double-pile addition is somewhat deeper than the main block. The rear wall is three-course American-bond brick sitting on a limestone foundation with a continuation of the molded brick cornice found on the main block as well as the façade of this elevation. The door opening is framed with molded trim and the original door has been replaced with a fifteen-light mid- to late-twentieth-century door. Window openings appear to have been modified and contain two-over-two double-hung wooden sash similar in appearance to the triple-hung sash on the façade.

There are two chimneys in the addition, one for each room. The steep slope of the roof prevents any windows on the front and rear elevations of the second floor of the addition, but paired four-over-four wooden double-hung sash provide light to the upstairs room. An additional smaller, four-over-four light window is located on the east wall above the roof of the mid-twentieth-century bathroom addition.

This addition has a full basement accessible from a shed enclosure in the corner of this addition and the subsequent addition on the south elevation. In the basement, the limestone base of the exterior chimney that heats the front room is visible. The mortared rubble limestone foundation is carefully crafted around large limestone boulders unable to be moved at the time of initial construction. Similar to the foundation under the main block, split logs and a hand-hewn summer beam provide structural support for the floor above. There are some instances of below-grade concrete block reinforcement, where additional excavation was needed for modern mechanical equipment.

On the first floor, the only point of exterior access is on the rear elevation. The front room of the addition is connected to the main block by a door under the stair. The double quarterturn stair is located on the wall shared by the main block and the addition and is accessible from the south end of the front room. The opening connecting to the hall in the main block has been closed and shelving installed. This enclosed stair retains its original vertical board door with box lock, mounted on rattail pintles with strap hinges. The stair is enclosed with vertical boards and a diagonal nailer provides support to the stair railing.

Original trim includes the baseboard with bead detail, chair rail with a molded cap, fireplace mantel with articulated shelf and molded surround and door frames with Federal period details including a bead detail to the interior and molded trim on the outside of the frame. Although once plastered, the exposed joists display a bead detail and are more finished than those seen in the rooms of the main block. Both rooms have wide pine floorboards. A grained door with a rim lock manufactured by the Branford Lock Works is located between the front and rear rooms.

The front room of this addition has three original door openings. One leads to the hall of the main block, one to the second addition, and the third to the rear room of the first addition.

Window trim in both rooms has been replaced. In the front room, plain boards surround the triple-hung windows. Elaborate symmetrical trim with corner blocks surrounds the windows in the rear room.

To either side of the fireplace in the rear room, there are built-in cupboards. To the right of the fireplace, a closet occupies an entrance to this room that has ceased to be used. The chair rail along the rear wall of the room extends into this space and a threshold is evident as well as a change of floor level. It is likely that this space was enclosed when the second addition was built. A pair of single recessed panel doors extends the closet to the ceiling. A four-panel door with a thumb latch to the interior encloses this closet. The full-height closet to the left of the fireplace has upper and lower doors each with two recessed panels and porcelain knobs and appears to have been built for storage, likely a linen press.

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Upstairs, due to the steep pitch of the roof, there is one chamber into which the stair ends. A doorway in the east wall connects this room to the main block on this level. The floor level of the addition is lower, necessitating two steps at the door opening. The stair enclosure and stair door are both beaded vertical board, as are the doors that led to the attic spaces at the front and rear of the room. Simple beaded baseboard and chair rail are consistent with finishes in this addition's lower level as is the door trim between the addition and the main block. Window trim at the paired windows at the addition's west gable end is plain mitered boards and appears to date to a later remodeling.

Looking into the attic spaces, visible rafter sections are straight-sawn, joined with pegged mortise-and-tenon joints. Roof sheathing consists of rough hand-cut boards. Sheathing shows signs of fire-related damage. Small nails appear to confirm that this is the same roof pictured in the historic image of the house in the 1890s.

Second Addition

Built prior to the Hotchkiss illustration of 1885, this addition appears to have been constructed of five- to six-course common-bond brick. By the 1890s photograph, a window located to the left (west) of the door opening on the façade had been filled in. Like the other sections of the house, it appears that this addition had a wood shingle roof with a molded brick cornice under the eave.

Two windows in the west gable end are of pegged construction and it is likely that they were reused. Corresponding to the pantry location, a single-pane casement window is located to the east of the door on the rear elevation. Both its pegged framing and its HL hinges appear to date it prior to the construction of this addition as well.

Sheathing and rafters in the attic show signs of previous fire damage. Rafters are hand-hewn and are numbered with Roman numerals but were not assembled in order.

The west wall of the first addition onto which this second addition was built shows signs of some reworking. Both the color and measurement of the brick changes above the eave level and a rowlock indicates an opening that may have been filled in prior to construction of the second addition. Where the floor has been partially removed, a log joist is visible and has been notched out to receive framing for the attic stair.

Following the grade of the land, this addition is located three steps down from the first addition. In addition to the door on the façade, this addition is accessible from the rear elevation and from the front room of the first addition. Finishes in the large kitchen room and adjoining pantry date to the late-nineteenth or early-twentieth century. Upper and lower cabinets with raised panel doors and surface-mounted latches remain in the pantry area, while a variety of early- to mid-twentieth-century cabinets provide workspace in the kitchen area.

The ceiling is clad in beaded board as are the walls. Below the chair rail the beaded board is vertically oriented and above the chair rail it is horizontally oriented. In the smaller adjoining pantry, there is no chair rail and exposed wall surfaces are clad in horizontally affixed beaded board. Trim at the door openings appears to pre-date these later finishes and is similar to the early- to mid-nineteenth-century trim found in the previously described sections of the house with four- or six-panel doors, some partially glazed. The original floor has been covered with sheet vinyl.

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Bathroom Addition

In the early-twentieth century, a small, square, hipped-roof bathroom addition clad in stretcher/running bond was tucked into the corner formed by the wall of the west bay of the main block and the rear portion of the east wall of the first addition. An exterior door is located on the east wall of this addition and a six-over-six window is located on the rear (north) wall.

An existing framed opening, with a five-panel door, in the east wall of the rear room of the first addition provides a connection from that space into the bathroom. Early- to mid-twentieth-century fixtures including a wall-mounted sink and a freestanding tub are set amidst earlier finishes in this space.

Secondary Resources

The site is notable for the ruins of three of the property's outbuildings: a stone springhouse, a brick kitchen, and a log smokehouse.

Springhouse Ruin, early- to mid-nineteenth century, Contributing Site

The ruins of a stone springhouse, documented in photographs in 1981, currently in the VDHR Archives, are located southwest of the property as the land slopes to meet the creek and are now covered with vegetation.

Kitchen Ruin, early- to mid-nineteenth century with later additions, Contributing Site

A brick kitchen outbuilding, described in previous accounts of the property,⁸ is also in the advanced stages of decay. The ruins of the kitchen are located on axis with the main house and to its west.

Smokehouse Ruin, early- to mid-nineteenth century, Contributing Site

The third outbuilding, a v-notched hand-hewn log smokehouse, was also in ruins at the time of the 1981 survey and no above-ground evidence of this structure remains. It was located to the rear of the second addition to the main house.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca. 1810 – ca. 1920

Significant Dates

1867-change of ownership, Stuart to Pratt

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Walnut Grove in Waynesboro, Virginia, sits on approximately two gently sloped acres adjacent to Pratt's Run, a small creek that forms the western edge of the property. It is located within a mid- to late-twentieth century neighborhood, Pratt's Woods, which, like the creek, is named for the family that owned the property between 1868 and 1960.⁹

The house is an early-nineteenth-century, brick, two-story, three-bay, single-pile, side-gable dwelling with a hall/parlor plan. Two one-story lateral wings, both constructed in the early- to mid-nineteenth century extend the house west towards the creek. Walnut Grove is locally significant under Criterion C in the area of Architecture as it is an early and rare example of a hall/parlor plan brick dwelling in the South River District of Augusta County and retains a wealth of original elements and details. Walnut Grove has a high level of integrity with minimal modern intrusions. Secondary resources include three contributing sites of early- to mid-nineteenth-century outbuildings including a brick kitchen, a stone springhouse, and a log smokehouse.

Walnut Grove is also important for its association with the Stuart family, early and prominent residents of Augusta County, who received the original 500-acre parcel from William Beverley in 1751 and continued their association with the property until its sale in 1863. Furthermore, the property is locally important for its association with the family of William Abbott Pratt, an architect who was the University of Virginia's first Superintendent of Buildings and Grounds,¹⁰ who owned Walnut Grove, and whose son G. Julian Pratt operated the Walnut Grove Stock Farm in the late-nineteenth and early-twentieth century.

The period of significance for the property begins with the construction of Walnut Grove ca. 1810 and extends through the addition of the bathroom at the rear of the house in ca. 1920.

Integrity Statement

Walnut Grove is a uniquely well-preserved example of an earlier Augusta County brick two-story hall/parlor plan. Its early wings and early decorative details and lack of modern intrusions contribute to the significance of this property.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Background

Stuart Family Ownership

The family of Archibald Stuart moved from western Pennsylvania to the Shenandoah Valley in 1737 or 1738 and settled on the parcel that would come to be known as Walnut Grove. By 1751, he had received a land grant of 500 acres from William Beverley and received title to the land upon which he already settled. In 1761, Benjamin Stuart, Archibald's youngest son, inherited this parcel and the old family mansion noted in his will as the "plantation on which I dwell."¹¹ This house does not survive.

A Virginia highway marker (JF15) located on the Walnut Grove property provides some biographical information on Archibald Stuart. A Revolutionary War soldier who studied law with Thomas Jefferson,

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Stuart was a legislator and judge as well as a member of the commission that selected the site for the University of Virginia. In addition to his own accomplishments and contributions, he was the grandfather of J.E.B. Stuart, a Confederate Cavalry officer, and the progenitor of a family that has continued to provide leadership to the Commonwealth of Virginia.

Based on the architectural evidence and a comparative evaluation of Walnut Grove to other similar houses in the valley, it is likely that the current house was built after the death of Benjamin Stuart (1736-1808)¹² when it was inherited by his son Benjamin Stuart, one of his eight children. His descendants would continue family ownership of the property until the Civil War and it was under their ownership that both of the lateral wings were constructed.

Pratt Family

William Abbott Pratt (1818-1874) bought Walnut Grove from James Harden in 1868.¹³ Harden and his wife had purchased the property from Benjamin Stuart five years earlier.¹⁴ Born in Sutton, England, Pratt had emigrated with his family in 1832 and lived in Washington, District of Columbia and Alexandria. Trained as a civil engineer, he served as assistant engineer on the Chesapeake and Ohio Canal construction on the Potomac River before moving to Richmond in 1845.¹⁵

In Richmond he opened a Daguerrian gallery called "At the Sign of the Gothic Window." He is also remembered for the construction of Pratt's Castle/Pratt's Folly (1853-54, razed) on Gamble's Hill. Constructed to be a prize in an unsuccessful lottery scheme, the resulting building was a Gothic mansion that has been called "the most violent reaction against neo-Greek simplicity." Pratt also worked as an architect while in Richmond. Notable projects include Hollywood cemetery, several residences, and a commercial building.¹⁶

In 1858, William A. Pratt was hired by the University of Virginia to become its first superintendent of buildings and grounds. While in Charlottesville, his projects included the Gatekeeper's Lodge and Chapel at the University as well as alterations to the Albemarle County Courthouse. The house he built in Charlottesville was located where Alderman Library now stands on the grounds of the University. During his tenure at Virginia, his three sons were students there.

During the time that William Pratt owned Walnut Grove (1868-1879) he was also responsible for alterations to Trinity Episcopal Church, Staunton, and the parsonage there.¹⁷ It does not appear that he made any major modifications to the house during his ownership. His will left the house to his son G. Julian Pratt (1843-1924).¹⁸

A student at the University of Virginia when the Civil War started, Julian was one of a group of students that transferred to the Virginia Military Institute in Lexington for military training. During the course of the war he served in a number of companies, was captured and released, was wounded, and eventually commanded Company H of the Eighteenth Virginia Cavalry. After the war he married and had five children. Although he would not inherit the property until 1900, by 1867 Julian had begun to establish Walnut Grove Stock Farm on his father's property.¹⁹

Walnut Grove Stock Farm operated a dairy and raised pedigreed Jersey cattle, Southdown sheep, Berkshire, Essex, Jersey Red, and Poland China hogs. By 1885, the farm also boasted an orchard of 1,500 trees reaching maturity.²⁰ In 1870, the South River District of Augusta County in which Walnut Grove is located raised 30% of the sheep in the county. Augusta County ranked twelfth in Virginia in sheep farming in 1870 and by 1890 was the fourth highest wool producer in the state.²¹

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Local histories recount an added function of the farm as a favorite spot for Sunday school picnics complete with fried chicken, lemonade and grapevine swings.²²

G. Julian Pratt's son, G. Julian Pratt, Jr. would continue to work the farm until his death in 1940. Sisters Meta N. Pratt (1869-1956) and Marian E. Pratt (1874-1958) lived in the house until their deaths.²³ The remaining 94 acres of the farm were subdivided and the parcel containing the house and outbuildings was sold to William H. and Elizabeth B. Lesser in 1960.²⁴

Architectural Significance

The Shenandoah Valley occupies the land between the Blue Ridge and Allegheny mountains and is bounded by the Potomac River to the north and the James River to the south. Early settlers included the Germans and the Scots-Irish who migrated from Pennsylvania and the English who reached the valley from Virginia's Tidewater region to the east.

The two-room hall/parlor plan of Walnut Grove was familiar to both the Scots-Irish and English settlers and were among the first house plans to be described in seventeenth- and eighteenth-century Tidewater documents.²⁵ According to the exhaustive survey work of Ann McCleary in Augusta County, we know that few eighteenth-century houses in the county survive.

In the Shenandoah Valley, the rectangular plan favored by the Scots-Irish met the two-story elevation favored by the English.²⁶ The functional hall/parlor plan was often disguised by a symmetrical façade as is demonstrated at Walnut Grove.²⁷ The three-bay facade with a central entry mimicked the appearance of the Georgian central-passage plan popular in the early nineteenth century.

The hall/parlor plan shared early popularity with the I-house in Augusta County, with the two-chimney variant being one of the most substantial house types of the period. One of seven three-bay houses in Augusta County with Flemish-bond and three-course, common-bond brick construction, two heated rooms and two end chimneys, Walnut Grove appears to be amongst the earliest known examples of this style that was popular between 1810 and 1850.²⁸ Exterior decoration includes a molded brick cornice on the front and rear elevations, a transom over the front door, and brick jack arches; all typical of this house type.

The Flemish-bond brickwork is constructed with bricks that measure 8 inches by 2 ½ inches and shows signs of previous whitewashing while the molded cornice appears to have been stained a dark red.

Typical of early two-room hall/parlor houses, Walnut Grove has a half-basement. As there is no evidence of an open hearth, but there is evidence of a brick floor and a wide door for entry into the cellar from the exterior, it is most likely that this room served as a cellar rather than as a kitchen. On the first floor, the house follows the typical hall/parlor plan, with entrance into the larger heated room and a stair located along the partition wall at the rear of the hall.

At Walnut Grove, much of the original Federal woodwork has been retained. Interior partitions are beaded, doors and windows display cyma reversa architrave trim, and an elaborate crosseted overmantel has been preserved in the parlor.

Lateral additions or wings were also a popular modification to the original two-room plan and were seen as early as 1803 (Robert Tate House).²⁹ Unlike many of the examples described in the McCleary survey, however, the first lateral wing was attached at the hall rather than parlor side of the house and did not

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make use of the existing chimney. This three-bay, double-pile wing added two additional chimneys. Beaded floor joists in the first lateral wing, a second beaded-board enclosed stair with its door hung on hinge pintles with strap hinges, and Federal trim similar to the main block point to an early date for this addition. A number of grain-painted doors are also found in this section of the house.

The McCleary survey lists six houses that are similar in construction and plan to Walnut Grove. The houses used for comparison are all in Augusta County, as was Walnut Grove until a late-twentieth century annexation into the City of Waynesboro. These houses are found within an area roughly bounded by U.S. Route 250 to the south, Virginia State Route 608 to the west, State Route 612 to the north and State Route 340 to the east. It was possible to confirm that at least three of these houses survive: the Coiner-Slaybach House (DHR #007-0940), the Ramsey House (DHR #007-1052), and the L. Grove House (DHR #007-1065). Like Walnut Grove, each of these houses is a three-bay, two-story house, with both Flemish bond and three- to four-course American bond brickwork, and built between 1810 and 1840.

The Coiner-Slaybach House, although built as a hall/parlor plan, was apparently remodeled to reflect the more fashionable central passage plan at an early date. Exterior details are similar to Walnut Grove with a molded brick cornice, brick jack arches, and Federal-style molded window and door trim. Interior woodwork reflects a Germanic influence. A frame kitchen ell was added in 1915 and the rear porch enclosed in the mid- to late-twentieth century. The parcel associated with the house is approximately 83 acres and includes another dwelling and a number of twentieth century farm buildings.

The Ramsey House, at the time of the McCleary survey, retained its original two-room plan. The molded window trim retains its corner blocks although the windows on the first floor were replaced with two-over-two sash at an earlier date. In the original block much of the Federal style interior woodwork remained at the time of the survey. Two additions, a lateral frame addition on a rubble limestone and a ca. 1930s frame rear ell were both remodeled in the last quarter of the twentieth century.

The L. Grove House was originally built as a three-bay, two-story dwelling with a lateral brick kitchen wing. Like Walnut Grove and the other houses described above, it displays a transom-lighted entrance and molded brick cornice. A frame addition was made to the front of this house in the late-nineteenth century, in the manner of a vernacular Victorian I-house. This turned the older brick structure into a rear ell and reoriented the dwelling. Original windows in the brick section appear to have been replaced by two-over-two wooden sash in some locations with later replacements in others.

Based on the above comparison, Walnut Grove stands out as a rare and important surviving example of its early-nineteenth-century architectural style.

Archaeological Potential

Although archaeological investigations have not been done on the property there is potential to yield information related to the sites of the three ruins of outbuildings located on the property as well as the locations of other secondary resources that may have existed at one time. Information related to domestic material culture and lifeways could be revealed.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Augusta County Records--Deed Books, Will Books, Land Tax Records, and Property Tax Records, 1745 to 2012, Staunton, Virginia.

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Bowman, Curtis L. *Waynesboro Days of Yore*. Waynesboro, VA.: McClung Co., 1991.

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MacMaster, Richard K. *Augusta County History: 1865-1950*. Staunton, VA: Augusta County Historical Society, 1988.

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Peyton, J. Lewis. (2006). *History of Augusta County, Virginia*. (Electronic ed.). Rockwood, TN: EagleRidge Technologies. (Original work published 1882). Retrieved from <http://www.roanetnhistory.org/peytons.php?loc=PeytonsHistory&pgid=66>

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Virginia Military Institute archives files on G. Julian Pratt.

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<http://www.roanetnhistory.org/bookread.php?loc=WaddellsAnnals&pgid=45>

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Waynesboro, VA Public Library. Local History Genealogy Room files on Walnut Grove including Genealogy Periodical Collection, Sanborn Map Collection, and Historical Photograph Collection.

Waynesboro Heritage Museum files.

Wells, John E. and Dalton, Robert E. *The Virginia Architects 1835-1955: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1997.

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia.

Historic Resources Survey Number (if assigned): DHR File No. 136-0404

10. Geographical Data

Acreage of Property 2.02 acres

Use either the UTM system or latitude/longitude coordinates

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Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.068248° Longitude: -78.922603°

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property is outlined on the accompanying City of Waynesboro tax map of parcel 42-6-2-1.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the house and the ruins of associated outbuildings historically associated with the house. The original farm holdings have been subdivided and this is the only parcel that is known to contain historic fabric associated with the property.

11. Form Prepared By

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organization: Frazier Associates

street & number: 213 North Augusta Street

city or town: Staunton state: VA zip code: 24401

e-mail: bscripps@frazierassociates.com

telephone: 540-886-6230

date: 1-7-2013

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Walnut Grove

City or Vicinity: City of Waynesboro

County: Vicinity of Augusta County

State: Virginia

Photographer: Bill Frazier/Beth Scripps

Date Photographed: October – December 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 14: VA_CityOfWaynesboro_WalnutGrove_0001.

View: House in setting looking north showing original two-story house and lateral wings.

Photo 2 of 14: VA_CityOfWaynesboro_WalnutGrove_0002.

View: Façade looking northwest.

Photo 3 of 14: VA_CityOfWaynesboro_WalnutGrove_0003.

View: South elevation (façade) looking northeast.

Photo 4 of 14: VA_CityOfWaynesboro_WalnutGrove_0004.

View: Detail of front door, original house, south elevation.

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Photo 5 of 14: VA_CityOfWaynesboro_WalnutGrove_0005.

View: Detail of window, original house, south elevation.

Photo 6 of 14: VA_CityOfWaynesboro_WalnutGrove_0006.

View: Rear elevation looking southeast.

Photo 7 of 14: VA_CityOfWaynesboro_WalnutGrove_0007.

View:

Hall on 1st floor of original house looking south to front door and doorway to parlor.

Photo 8 of 14: VA_CityOfWaynesboro_WalnutGrove_0008.

View: Detail of crosseted overmantel in parlor on first floor.

Photo 9 of 14: VA_CityOfWaynesboro_WalnutGrove_0009.

View: Enclosed stair in first lateral wing, looking southeast.

Photo 10 of 14: VA_CityOfWaynesboro_WalnutGrove_0010.

View: Detail of enclosed stair door hinge, first lateral wing.

Photo 11 of 14: VA_CityOfWaynesboro_WalnutGrove_0011.

View: Detail of beaded joists in front (south) first floor room of first lateral wing.

Photo 12 of 14: VA_CityOfWaynesboro_WalnutGrove_0012.

View: Looking from first to second wing looking west.

Photo 13 of 14: VA_CityOfWaynesboro_WalnutGrove_0013.

View: Detail of pantry cupboards in second lateral wing.

Photo 14 of 14: VA_CityOfWaynesboro_WalnutGrove_0014.

View: Ruins of kitchen looking southwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ENDNOTES

¹ Augusta County Will Book 3, p. 87-88

² McCleary, Ann. "Historic Resources in Augusta County," Appendices and Study Unit, October 1983, p. 136

³ Ibid., p. 121

⁴ Ibid., p. 134

⁵ 1980 PIF photographs, Virginia Department of Historic Resources archives

⁶ 1890s photo, Virginia Department of Historic Resources archives

⁷ 1936 Virginia Historical Inventory image, Virginia Department of Historic Resources archives

⁸ Virginia Historic Landmarks Commission Survey Form, 1981, completed by Ann McCleary

⁹ Augusta County Deed Book 104, p. 42 (purchase), Augusta County Deed Book 453, p. 455 (sale)

¹⁰ University of Virginia Library "From Village to Grounds" retrieved from explore.lib.virginia.edu., William Abbott Pratt

¹¹ Augusta County Will Book 3, p. 87-88

¹² Augusta County Will Book 10, p. 222

¹³ Augusta County Deed Book 104, p. 42

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¹⁴ Augusta County Deed Book 82, p. 138-139

¹⁵ Bowman, Curtis L. *Waynesboro Days of Yore*. Waynesboro, VA.: McClung Co., 1991, p.16

¹⁶ Wells, John E. and Dalton, Robert E. *The Virginia Architects 1835-1955: A Biographical Dictionary*. Richmond, VA: New South Architectural Press, 1997, p. 363

¹⁷ Ibid.

¹⁸ Augusta County Will Book 86, p. 397

¹⁹ Virginia Military Institute archives files on G. Julian Pratt.

²⁰ Hotchkiss, Jed. *Historical Atlas of Augusta County, Virginia*. Chicago, IL: Waterman, Watkins & Co., 1885, Walnut Grove Stock Farm entry, no page number

²¹ MacMaster, Richard K. *Augusta County History: 1865-1950*. Staunton, VA: Augusta County Historical Society, 1988, p. 102

²² Nutt, Joe. *Historic Houses of Augusta County, Virginia*. Waynesboro, VA: Humphries Press, 2007, p.90

²³ Ibid.

²⁴ Augusta County Deed Book 453, p. 455

²⁵ McCleary, Ann. "Historic Resources in Augusta County," Appendices and Study Unit, October 1983, p. 121

²⁶ Ibid., p. 124

²⁷ Ibid., p. 125

²⁸ Ibid., p. 206

²⁹ Ibid., p. 129